

W. Wheeler Smith, Esq.
3500 Independence Drive
Birmingham, AL 35209

SEND TAX NOTICE TO:

Hossein Nilipour
2544 18th Street South
Birmingham, AL 35209

WARRANTY DEED

**STATE OF ALABAMA }
SHELBY COUNTY }**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Three Thousand Eight Hundred Seventy-five and 00/100 (\$343,875.00) dollars to the undersigned Grantor, Leonard Keith Garrett as Trustee of the Garrett Charitable Unitrust, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor do by these presents, grant, bargain, sell and convey unto Hossein Nilipour (Grantee), a married man, the following described real estate situated in Shelby County, Alabama, to-wit:

Attached as Exhibit "A"

Subject to the following:

1. Defects, liens encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate interest or mortgage thereon covered by this Commitment.
2. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Any encroachments, easements, party walls, conflicts in boundary line, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.
4. Rights or claims of parties in possession not shown by the public records.
5. Roadways, streams, or easements, or claims or easements, if any, not shown by the public records, riparian rights and the title to any filled-in-lands.
6. All assessments and taxes for the year and all subsequent years of Parcel I.D. #22-4-19-0-000-005-000.
7. Right of way granted to Alabama Power Company as recorded in Book 113,586, in the Probate Office of Shelby County, Alabama.
8. All rights of access between subject property and the right of way of U.S. Highway I-65.
9. Exceptions, reservations, and conditions as recorded in Deed Book 276, Page 194, in the Probate Office of Shelby County, Alabama.
10. Oil, gas mining and mineral rights and any easements, restrictions or rights of way on, under, over or across said property herein above described.

And I do for myself and for my successors and administrators covenant with the said GRANTEE, his heirs and assigns, that the Unitrust is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that the Unitrust has a good right to sell and convey same as aforesaid; that the Unitrust and its successors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

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SHELBY COUNTY JUDGE OF PROBATE
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IN WITNESS WHEREOF, I have hereunto set my hands and seals this 9th day of September, 1999.

GARRETT CHARITABLE UNITRUST

By: Leonard Keith Garrett Trustee
Leonard Keith Garrett, Trustee

STATE OF ALABAMA
JEFFERSON COUNTY

I, W. Wheeler Smith, a Notary Public in and for said County, in said State, hereby certify that Leonard Keith Garrett, whose name as Trustee of Garrett Charitable Unitrust is signed to the foregoing instrument and who personally appeared before me and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he as such representative and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 9th day of September, 1999.

W. Wheeler Smith
NOTARY PUBLIC.

My Commission Expires: 9-10-2004

LEGAL DESCRIPTION FOR SALE OF LAND
FROM LEONARD KEITH GARRET AS TRUSTEE OF GARRET CHARITABLE UNITRUST
TO HOSSEIN NILIPOUR ON SEPTEMBER 9, 1999

EXHIBIT "A"

Begin at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 19, Township 21 South, Range 2 West of the Huntsville Meridian in Shelby County, Alabama and run westerly along the South boundary of said Quarter-Quarter Section a distance of 119.14 feet to a point on the westerly right-of-way line of a public road, such point being the point of beginning of the tract of land herein described. From said point of beginning continue westerly along the South boundary of said Quarter-Quarter Section a distance of 1876.93 feet, more or less, to a point on the northeasterly right-of-way of Interstate Highway 65; thence turn an angle of 69 degrees 58 minutes to the right and run northwesterly along the northeasterly right-of-way of Interstate Highway 65 a distance of 405.27 feet to a point; thence turn an angle of 110 degrees 02 minutes to the right and run easterly a distance of 1211.45 feet to a point on the westerly right-of-way of the public road; thence turn an angle of 89 degrees 21 minutes to the right and run southerly along the westerly right-of-way of said public road a distance of 380.75 feet to the point of beginning, Shelby County, Alabama.

Containing 10 acres more or less.

***** END OF DESCRIPTION *****

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